



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A LEASE FOR OFFICE SPACE
UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION
ACTING FOR AND ON BEHALF OF
THE UNITED STATES DEPARTMENT OF AGRICULTURE,
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT:

United States of America, General Services Administration (GSA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

LOCATION AND AREA:

Business Facility Building (Building 349), designated as Space No. 349-000, containing an area of approximately 6,121 square feet, Main Terminal Area, Honolulu International Airport (HNL), Honolulu, Hawaii, identified by Tax Map Key: 1st Division, 1-1-03: 40 (Portion), as shown delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: Industrial (I2)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act (non-ceded)
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution:
YES _____ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201 dated June 8, 1983, setting aside 3,152.177 acres designated as Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii (DOTA) for Airport Purposes.

The Business Facility Building (Building 349) was built around 1972 by Bank of Hawaii and is now a part of the Main Terminal Area.

CHARACTER OF USE:

Office space for the United States Department of Agriculture (USDA).

TERM OF LEASE:

Term of fifteen (15) years, ten (10) years firm, commencing upon full execution of the Lease. The Lessee may terminate the lease, in whole or in part, at any time by giving at least ninety (90) days' advance written notice to the Lessor.

ANNUAL RENTAL:

\$109,000.00 per annum, payable to the Lessor in monthly installments in arrears of \$9,083.33 per month, in arrears, by the first workday of the following month via electronic funds deposit, without the submission of invoices or vouchers.

Rent will increase in year seven to \$122,751.70 per annum.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 14, 1990, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

PERFORMANCE BOND:

None Required

REMARKS:

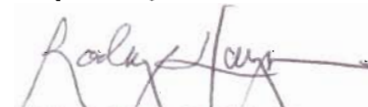
Bank of Hawaii built the Business Facility Building (Building 349) for their Banking Concession facility on the land that they leased from DOTA from July 1, 1972 to and including June 30, 2002 under Banking Concession Lease No. DOT-A-72-0026. The Lease was held over for an additional period commencing July 1, 2002 to and including March 30, 2003. The building has been vacant and has become a lost opportunity for DOTA. GSA acting for and on behalf of USDA has expressed interest in leasing the building which DOTA has no objections to.

RECOMMENDATION:

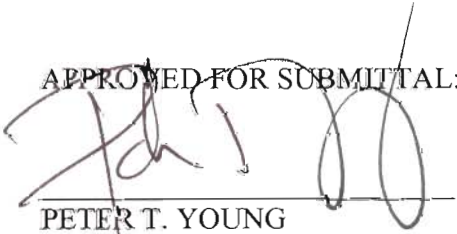
That the Board authorizes the Department of Transportation to:

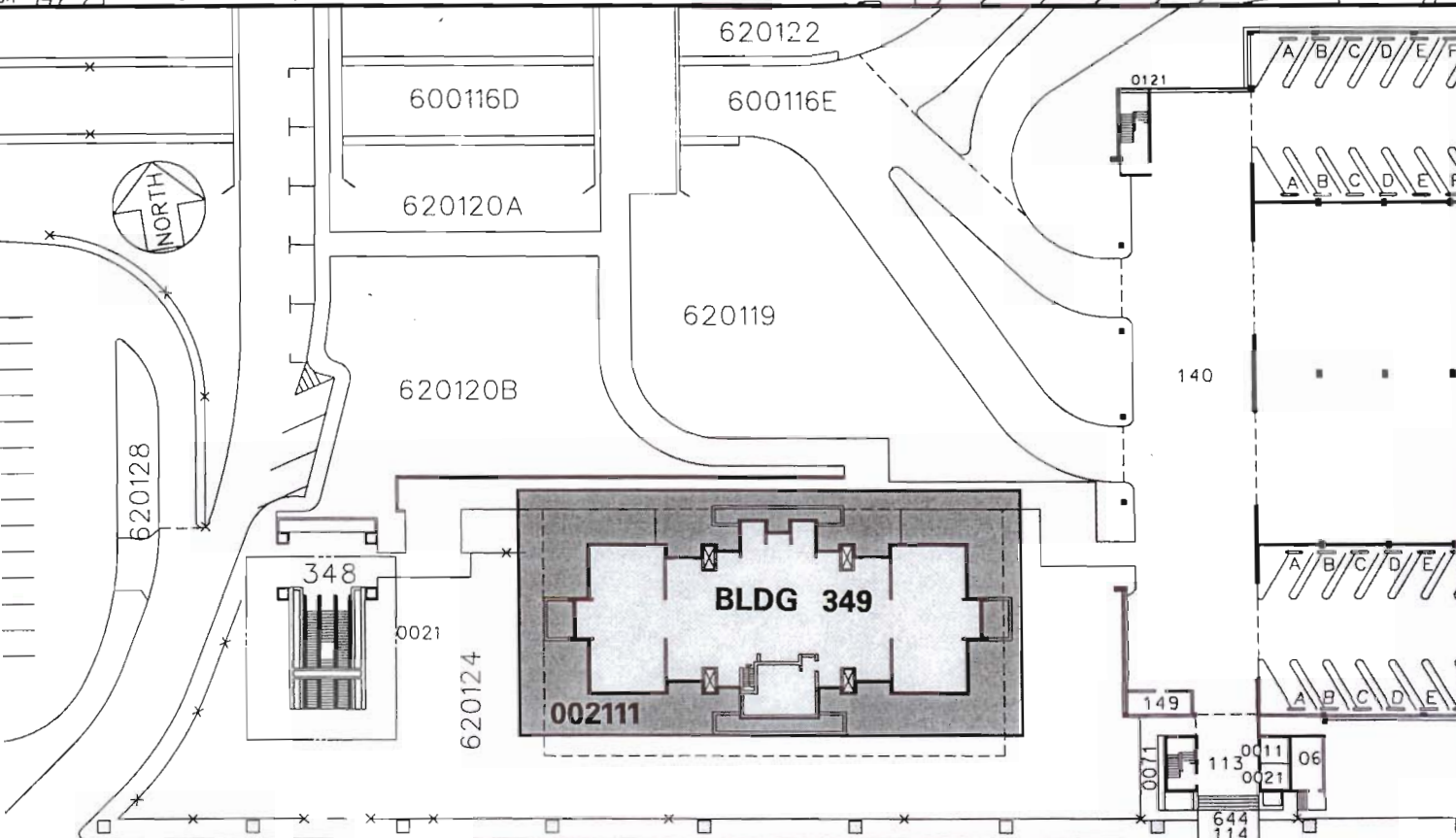
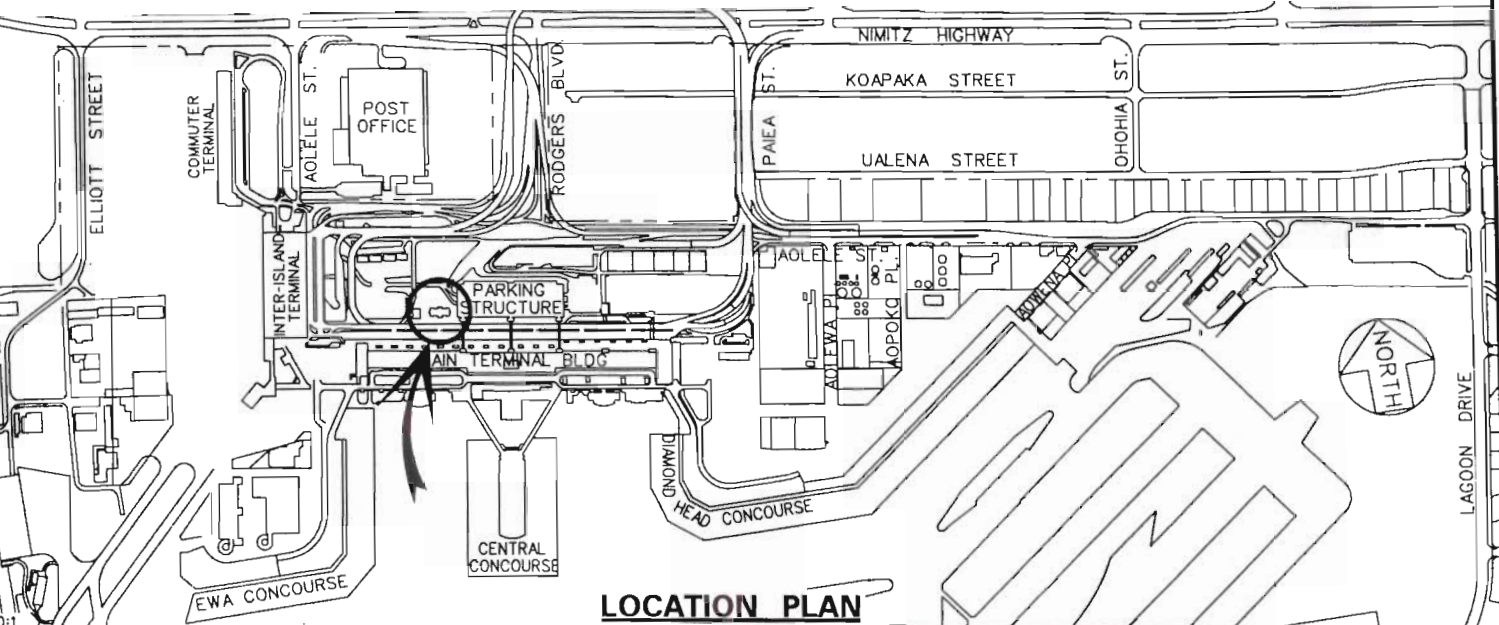
- A. Enter into a new office space lease, designated as Lease No. LHI01592 with the GSA acting for and on behalf of USDA, subject to the terms and conditions previously listed, which are by reference incorporated herein, and the review and approval of the Department of the Attorney General as to form and content.
- B. Issue a construction right-of-entry permit to the Government of the United States of America, General Services Administration, covering the Business Facility Building (Building 349) designated as Space No. 349-000, Main Terminal Area at HNL for a period not exceeding ninety (90) calendar days in length for the purpose of performing office renovation and refurbishment work activities prior to the commencement of the office space lease, subject to terms and conditions prescribed by the Deputy Director-Airports to best serve the interests of State.

Respectfully submitted,

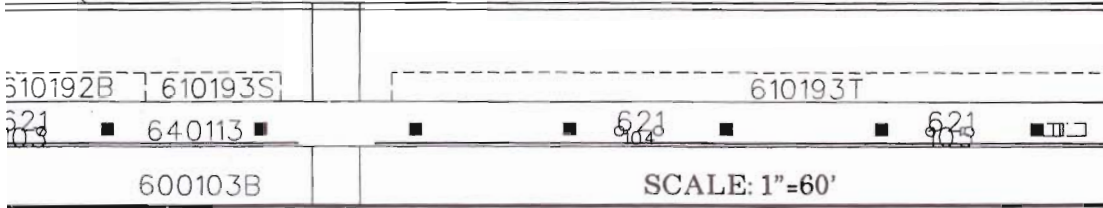

RODNEY K. HARAGA
Director of Transportation

APPROVED FOR SUBMITTAL:


PETER T. YOUNG
Chairperson and Member



BLDG/ROOM	SQ. FT.
349 000	6,121



SCALE: 1"=60'

DATE: APRIL, 2003

EXHIBIT: **A**

<p>Department of Transportation State of Hawaii Airports Division</p>	<p>BUSINESS FACILITY MAIN TERMINAL AREA</p>	<p>002111 349000 PLAT A1</p>
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